



## Broomfield Road

Chelmsford, CM1 4DY

Freehold  
Tax Band:

**Offers In Excess Of £625,000**



An EXTENDED and BEAUTIFULLY PRESENTED semi detached 1930's home that boasts a LUXURY CABIN/BAR to the UNOVERLOOKED rear garden plus very spacious accommodation throughout, perfectly located within walking distance to the CITY CENTRE and Chelmsford's grammar schools. Offering an entrance hall, IMPRESSIVE 26' LIVING AREA with log burner, a REFITTED 17' KITCHEN & UTILITY ROOM, shower room & four-piece family bathroom and driveway parking for FOUR CARS. A stunning home that MUST BE VIEWED to be appreciated! Contact Hamilton Piers to view.



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure part glazed entrance door into hallway- stairs to first floor, doors to bedroom four, lounge diner, utility room, understair storage, radiator, oak flooring.

### BEDROOM FOUR / FAMILY ROOM / STUDY:

15'07" x 6'05" (4.75m x 1.96m)

Double glazed window to front with fitted shutters, two Velux windows, radiator, oak flooring. Currently used as a ground floor double bedroom but has versatile usage.

### OPEN PLAN LOUNGE DINER:

26'10" x 12'04" (8.18m x 3.76m)

An impressive sized plan room consisting of:

### LOUNGE SPACE:

14'04" x 12'04" (4.37m x 3.76m)

Dual aspect bay window to front with fitted shutters and french doors to rear, log burner, oak flooring.

### DINING SPACE:

12'04" x 12'04" (3.76m x 3.76m)

Dual aspect double glazed bay window to front with fitted shutters and french doors to rear, radiator, oak flooring, open onto kitchen.

### KITCHEN:

17'04" x 10'05" (5.28m x 3.18m)

Double glazed window with fitted shutters and french doors to rear, Corian composite square edge worktops with integrated drainer sink, 5 ring gas hob with extractor over, matching wall and base units, integrated double oven, wine cooler, fridge freezer, dishwasher, tiled flooring, door to utility room.

### UTILITY ROOM:

12'00" x 7'08" (3.66m x 2.34m)

Dual aspect double glazed window to rear and door to side, round edge worktop with stainless sink inset, matching wall and base units, space for washing machine and tumble dryer, tiled flooring, radiator, door to shower room.

### SHOWER ROOM:

Velux window over shower, rainfall shower, wall mounted basin, low level W/C, radiator, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

## LANDING:

Double glazed window over stairs, loft hatch and doors to, bedroom one, bedroom two, bedroom three and family bathroom.

### BEDROOM ONE:

14'05" x 8'11" (4.39m x 2.72m)

Double glazed bay window to front with fitted shutters, built in wardrobes, radiator, wood effect flooring.

### BEDROOM TWO:

12'05" x 9'11" (3.78m x 3.02m)

Double glazed window to rear with fitted shutters, built in wardrobes, radiator, wood effect flooring.

### BEDROOM THREE:

7'09" x 7'00" (2.36m x 2.13m)

Double glazed window to front with fitted shutters, radiator, wood effect flooring.

### FAMILY BATHROOM:

7'10" x 6'03" (2.39m x 1.91m)

Double glazed window to rear with fitted shutters, four piece bathroom suite with- free standing bath, shower, wall mounted hand basin, low level W/C, heated towel rail, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Patio area to immediate rear of property, artificial lawn with stones and shrubs to border, gated side access, raised decked seating area to rear with luxury cabin/bar.

### CABIN/BAR/SUMMER-HOUSE:

12'01" x 9'03" (3.68m x 2.82m)

Self contained cabin with bi-fold doors, bar area, wood effect flooring, power connected. Ideal as an outside office/gym or possibly for those looking to run a business from home or requiring space for a teenager.

### FRONTAGE & PARKING:

Gated driveway with parking for up to four vehicles.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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